

ARTICLE III. MANUFACTURED HOME PARKS

DIVISION I. GENERALLY

Sec. 29-70. Requirements also generally extend to recreational vehicles.

Except as otherwise specifically provided, all requirements of this article for manufactured homes are also applicable to recreational vehicles, and all requirements for manufactured home parks are also applicable to recreational vehicle parks. (Ord. No. 85-498, § 1, 4-10-85; Ord. No. 94-1268, § 12, 11-22-94)

DIVISION 2. DEVELOPMENT PERMIT

Sec. 29-71. Permit required.

It shall be unlawful for any person to construct, alter or extend any manufactured home park within the city without first having obtained a permit therefor from the building official. (Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-72. City planning commission approval.

All proposed manufactured home parks within the city shall be submitted to the city planning commission for approval under the applicable provisions of chapters 41 and 42 of this Code. (Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-73. Application contents.

(a) All applications for manufactured home park development permits shall be submitted to the building official and shall contain the following:

- (1) The name and address of applicant;
- (2) The street address and legal description of the land on which the manufactured home park development is to be or is located; and

(3) Complete engineering plans and specifications of the proposed development showing, but not limited to the following:

- a. The area and dimensions of the tract of land;
- b. The number, location, and size of all manufactured home lots;
- c. Designations clearly showing:
 1. Each lot designed for recreational vehicles;
 2. Each lot designed for dependent recreational vehicles;
 3. Each lot designed for self-contained recreational vehicles not connected to the park's utilities; and
 4. Each lot designed for manufactured homes, specifically not including recreational vehicles.

A lot may be designed for more than one of the above uses, but the plans must indicate each use that each lot is designed for.

- d. The location and width of roadways and walkways and vehicle parking;
- e. The location of water and sewer lines and riser pipes;
- f. Plans and specifications of the water supply and refuse and sewage disposal facilities;
- g. Location and details of fire hydrants;
- h. Location of all standpipes if a standpipe system is to be installed;
- i. Plans and specifications of the required manufactured home park office and all buildings constructed within the manufactured home park;
- j. Location and details of lighting and electrical systems; and
- k. Site drainage and storm water.

(b) The building official may require that all or any portion of the plans and specifications be certified by a professional engineer registered in Texas.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90; Ord. No. 94-1268, § 13, 11-22-94)

Sec. 29-74. Fee to be paid.

All applications shall be accompanied by the deposit of the applicable fees as specified in the Building Code. The fees set out in chapter 41 of the Code of Ordinances shall also be applicable to plans for manufactured home parks as though a manufactured home park were a subdivision.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 02-399, § 70, 5-15-02)

Sec. 29-75. Review and approval process.

When, upon review of the applications, the building official is satisfied that the proposed plan meets with the requirements of this chapter and other applicable provisions of this Code and any other applicable laws, rules and regulations, a permit will be issued. If the permit is for the operation of a recreational vehicle park, it shall be conspicuously marked thereon that it is for a "Recreational Vehicle Park." On all other permits for operation of manufactured home parks there shall be marked thereon that they are for the operation of a "Manufactured Home Park." The issuance of the permit shall not excuse the permittee from obtaining any other permit required under the Construction Code for the construction of the manufactured home park or for subsequent repair or maintenance thereof. Provided, however, proposed manufactured home parks shall not be acted upon by the building official until approval of the city planning commission is first had and obtained.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90; Ord. No. 02-399, § 70, 5-15-02)

DIVISION 3. LICENSE

Sec. 29-76. License required.

It shall be unlawful for any person to operate any manufactured home park within the limits of the city unless he holds a valid license issued

annually (calendar-year basis) by the building official in the name of such person for the specific manufactured home park. All applications for licenses shall be made to the building official, who shall issue a license upon compliance by the applicant with provisions of this chapter. Fees for such licenses are hereby imposed in the amount specified in section 29-160.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-77. Notice of disposition and transfer.

Every person holding a license shall give notice in writing to the building official within 24 hours after having sold, transferred, given away, or otherwise disposed of any interest in, or control of any manufactured home park. Such notice shall include the name and address of the person succeeding to the ownership, or control of, such manufactured home park. Upon application in writing for transfer of the license and deposit of the fee as specified in section 29-160, the license shall be transferred if the manufactured home park is in compliance with all applicable provisions of this Code. Such transferee shall be entitled to operate the manufactured home park for a period of 30 days, but if he shall not have within said period of time made application for a manufactured home park license, then his right to operate such park shall terminate upon the expiration of the thirty-day period. If such license terminates upon the aforesaid basis, the occupants of the manufactured home park shall be given a thirty-day notice to remove their manufactured homes from the premises and failure to do so within such period of time shall constitute a misdemeanor.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-78. Licenses for operation of a manufactured home park.

(a) Applications for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and shall contain: the name and address of the applicant, the location and legal description of the manufactured home park devel-

opment, plans and specifications of the park showing the information required in section 29-73(3)a through j, and any other information that may be required by the building official so that the city can determine whether the park meets all applicable laws and ordinances. In the event that the applicant does not reside within the city or is otherwise unable to personally act as liaison with the city for purposes of this article, then he shall designate a local agent for liaison with the city and list that person's name, telephone number and address on the application. Such agency may be changed from time to time, upon written notice to the building official. Such application shall be accompanied by the payment of an original application fee plus the annual calendar year license fee and the annual fees for each manufactured home lot in the amounts specified in section 29-160. The annual license and fees shall not be prorated.

(b) Applications for annual renewal of licenses shall be made in writing by the holders of the licenses, shall be accompanied by the payment of a license and annual inspection fees for each manufactured home lot, and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-79. Issuance of manufactured home park license.

The building official shall not issue any license for the operation of a manufactured home park unless application has been made therefor pursuant to this chapter, all applicable fees have been paid, and the park is found to meet all requirements of this chapter and all other applicable laws except to the extent modifications have been granted pursuant to section 29-127. Provided, however, the issuance of a license shall not constitute evidence that the park does meet the requirements of this chapter or any other applicable laws.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-80. Appeals.

Any applicant for a manufactured home park operator's license whose application has been denied may appeal such denial by written notice of appeal to the city council as hereinafter provided in this division.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-81. Correction of violations.

Whenever, upon inspection of any manufactured home park, the inspector finds that conditions or practices exist which are in violation of this chapter, or regulations issued thereunder, the inspector shall give notice in writing to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time specified in the notice issued by the inspector, the license shall be subject to revocation as provided in section 29-82 below.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-82. Revocation and expiration of license.

(a) A manufactured home park operator's license may be revoked if the licensee interferes with lawful inspection of the park or if there are uncorrected, repeated or serious violations of any applicable provision of the ordinances of the city or laws of the State of Texas.

(b) Upon information that grounds for revocation may exist, the building official shall cause an investigation of the facts to be conducted. If he determines that a reasonable probability of grounds for revocation exists, he shall schedule a hearing thereupon to be conducted before the building official or such other person as he may designate as a hearing examiner therefor. The building official shall not designate any person who participated in the active conduct of the investigation as the hearing examiner. Written notice of the date, time and place of the hearing shall be given to the licensee or his designated agent by certified United States mail, postage prepaid, return receipt requested, addressed to the address set forth in the application. Such notice shall be mailed at least

ten days prior to the date of the hearing, shall set forth the grounds upon which revocation will be sought in sufficient detail to advise the

licensee of his right to be present in person and through counsel to present evidence and cross examine witnesses appearing at such hearing.

(c) The burden of proof at such hearing shall be upon the city. If the building official determines that grounds for revocation exist, he shall order the manufactured home park operator's license revoked by written decision. Such decision may be appealed as provided in section 29-126 of this Code.

(d) After a manufactured home park operator's license has expired, or if a manufactured home park operator's license has been revoked, notice shall be given by the city to the occupants to vacate the premises within a period of 30 days and to remove their manufactured homes therefrom. Failure of any such occupant to comply therewith shall constitute a misdemeanor.

(e) Nothing contained in this section shall be construed to prevent the city from ordering the immediate evacuation or closure of any manufactured home park to the extent permitted by law in the event of imminent or extreme hazard to human life or property.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90; Ord. No. 94-1268, §§ 14, 15, 11-22-94)

DIVISION 4. INSPECTION

Sec. 29-83. Inspection of manufactured home park development.

The city's building official, director of public health, chief of police, fire chief and their respective authorized deputies, officers, inspectors and other representatives are hereby authorized and directed to make such inspections as are necessary or desirable to determine satisfactory compliance with this chapter and all other applicable ordinances and laws.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-84. Hours of inspection and entry.

The persons designated in section 29-83 shall enforce the provisions of this chapter. Upon presentation of proper identification to the licensee,

responsible agent or other persons in charge of any manufactured home park, and to the affected occupants of such manufactured home park, such persons may enter any building, structure, dwelling, manufactured home, or premises, between the hours of 8:00 a.m. and 5:00 p.m., Mondays through Saturdays; provided, however, that in case of emergency where extreme hazards are known to exist which may involve imminent injury to persons, loss of life or severe property damage, such persons may enter the aforesaid structures and premises at any time upon presentation of proper identification. Such persons are hereby authorized and directed to seek a search warrant as provided by law if denied admission to inspect any such premises.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-85. Register.

The persons designated in section 29-83 shall have the authority to inspect the register containing a record of all residents of the manufactured home park.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-86. Residents to allow repairs.

It shall be the duty of every resident of a manufactured home park to give the licensee or his responsible agent access to any part of the manufactured home lot at reasonable times for the purpose of making such repairs or alterations as are necessary to comply with the provisions of this chapter and the failure or refusal of such occupant to permit such access shall constitute a misdemeanor.

(Ord. No. 85-498, § 1, 4-10-85)

DIVISION 5. MANUFACTURED HOME PARK STANDARDS

Sec. 29-87. Location.

A manufactured home park may be located upon any property in the city provided:

- (1) The site is a contiguous development of land comprised of a minimum of two acres and not less than ten manufactured home stands;

- (2) No valid and applicable deed restrictions or other land use restrictions prohibit the development or use of this site as a manufactured home park;
 - (3) The site is located outside city Fire Zones One and Two;
 - (4) Soil conditions, ground water level, drainage and topography do not constitute hazards to the residents' health or safety;
 - (5) The site is not to be exposed to objectionable smoke, dust, noise, odors, or other adverse influences; and
 - (6) The use of the site, as proposed, is not in violation of chapter 19 of this Code (Flood Hazard Areas).
- (Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-88. Use for nonresidential purposes.

No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park and the required manufactured home park office. Nothing contained in this section shall be deemed as prohibiting the sale by the owner of a manufactured home located on the manufactured home stand and connected to the permanent utilities.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-89. Development objectives.

Site planning and improvements shall provide for:

- (1) Facilities and amenities appropriate to the needs of the occupants;
 - (2) Safe, comfortable and sanitary use by occupants under all weather conditions; and
 - (3) Practical and efficient operation and maintenance of all facilities at reasonable costs.
- (Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-90. Density.

(a) The maximum density of manufactured homes shall be regulated by separation requirements, occupied lot area ratios and recreation area

requirements as set forth in these standards. Density will vary considerably in accommodating different sizes of manufactured home units with their accessory structures used in the locality and in the type of layout proposed.

(b) No manufactured home shall be located closer than ten feet from any other manufactured home or building or temporary structure of any description within the manufactured home park.

(c) Manufactured home stands shall not occupy an area in excess of $\frac{1}{3}$ of the respective site area. The accumulated occupied area of the manufactured home, and its accessory structures on a manufactured home lot, shall not exceed $\frac{2}{3}$ of the respective lot area.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-91. Recreational area.

Not less than eight percent of the gross site area shall be devoted to recreational facilities, generally provided in a central location. In large developments, recreation facilities can be decentralized with each location at least $\frac{2}{3}$ of an acre. Recreation areas may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings. Where compliance with this provision results in undue hardship and/or individual site areas are substantially above minimum standards and provide for sufficient outdoor recreation, an exemption may be granted to an extent that an absolute minimum of 100 square feet per lot shall constitute the land area which may be considered sufficient for the site of a centralized recreation area, provided that no recreation area shall contain less than 5,000 square feet. Application for such a variance shall be made to the planning commission and the said commission shall consider an application in the same manner as established for the consideration of variances under chapter 41.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-92. Location.

(a) All manufactured homes shall be located at least 25 feet from any park property boundary

line abutting upon a public street or highway and at least five feet from other park property boundary lines.

(b) There shall be a minimum distance of ten feet between the manufactured home stand and the abutting manufactured home park street. (Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-93. Streets.

(a) All manufactured home parks shall be provided with a safe and convenient vehicular access from an adjacent previously dedicated and improved public street. Such access streets, or internal streets (being either public or private) shall provide access to every designated manufactured home site within the manufactured home park.

(b) Access streets shall be considered to be the street (either public or private) which provides the principal connection to an adjacent previously dedicated and improved public street and shall be designed to allow free movement of traffic to such public street. No parking shall be permitted on any access street (either public or private) for 100 feet from its intersection with an adjacent public street.

(c) Internal streets shall be considered to be those private streets lying totally within the boundaries of a manufactured home park, not providing access to any adjacent property outside the manufactured home park and connecting with the "access street" as herein described.

(d) Public street design:

- (1) The width of the right-of-way to be dedicated for any local street must be at least 60 feet except as provided in paragraph (c). In those instances where a subdivision or manufactured home park plat is located adjacent to an existing public street, with a right-of-way width less than 60 feet, sufficient additional right-of-way must be dedicated within the subdivision or manufactured home park plat boundary to accommodate the development of the street to a total right-of-way width of not less than 60 feet. In those instances where it is proposed to transition from any given right-of-way width to a greater right-of-

way, the transition shall conform to the criteria adopted by the public works and engineering department for such transitions.

(2) An interior street which:

- a. Includes in its design storm sewers; and
- b. Is designed as either:
 1. A cul-de-sac of 800 feet or less in length; or
 2. As a loop having an internal block length of less than 1,000 feet; or
 3. A street which is not an access or collector street and is designed so that it will, from a practical standpoint, serve only those lots which have frontage upon it;

shall have the following right-of-way widths:

- a. A minimum of 50 feet where the widths of the manufactured home lots abutting the interior street are 40 feet or more at the right-of-way line; and
 - b. A minimum of 55 feet where the widths of the manufactured home lots abutting the interior street are less than 40 feet at the right-of-way line.
- (3) Curves along long streets may have any centerline radius, except that the centerline radius on a reverse curve may not be less than 300 feet. Reverse curves should be separated by a tangent distance of not less than 50 feet. The acute angle of any intersection shall be no less than 80 degrees. Where acute angle intersections are approved, however, a radius of at least 25 feet in the right-of-way line at the acute corner must be provided. Intersections of local streets must line up centerline to centerline or be offset a minimum 125 feet from centerline to centerline.

- (4) The radii of the right-of-way at the end of local streets terminated with a circular cul-de-sac turnaround must be 50 feet except in those instances where a curbed type street section is to be constructed, and storm sewers are not planned to be installed, but storm drainage is proposed to be accommodated within the street right-of-way. Where the adjacent property is intended for uses other than single-family detached units, a cul-de-sac radii of 60 feet must be provided.
- (5) Dead end streets will not be approved except in those instances where the street is terminated by a circular cul-de-sac turnaround or where the street is designed to be extended into adjacent property.
- (6) An interior street must be designed to form a closed traffic circulation system. Culs-de-sac and loop streets or similar streets beginning from streets within a subdivision or manufactured home park are interior streets. A local street that allows access through the subdivision or manufactured home park to other properties adjacent to the subdivision or manufactured home park, or which directly connects with streets outside the plat boundary shall not be designated as an interior street.
- (7) All public streets must be named in accordance with the provisions of section 42-57 of this Code.
- (8) No public alleys shall be permitted in manufactured home parks.
- (9) Public street right-of-way requirements shall be as provided in chapter 42 of this Code.
- (e) Private streets:
 - (1) The purpose for the regulation of private streets and the standards established are:
 - a. To provide adequate vehicular access to all buildings, manufactured homes, and facilities by city police and fire vehicles; and,
 - b. To provide for the safe movement of all vehicles from a private street to the public street system of the city.
 - (2) Curves along private streets may have any centerline radius, except that the centerline radius on a reverse curve may not be less than 65 feet. Reverse curves should be separated by a tangent of not less than 25 feet. Intersections of private streets must line up centerline to centerline or be offset a minimum 65 feet from centerline to centerline. Transitions from a given private street width to a greater width must conform to the criteria adopted by the public works and engineering department for such transitions.
 - (3) The width of a private street shall be measured from edge to edge across the surface of the pavement. The right-of-way width and the pavement width of a private street are considered coterminous and the terms are used interchangeably. The minimum acceptable unobstructed width of any private street is 28 feet. If parallel parking is proposed along the private street, additional width shall be required to accommodate such parking.
 - (4) Dead end private streets must be terminated by a circular cul-de-sac having a paving radius of not less than 50 feet or a T- or L-type turnaround designed in conformance with the standards approved by the fire chief and the director of the public works and engineering department.
 - (5) A dead end private street must not extend further than 300 feet from nearest right-of-way line of the intersecting public or private street measured along the centerline of said private street to the center of the cul-de-sac or the center in the T- or L-type turnaround configuration.
 - (6) In those instances where a private street intersects with a public street paved with dual roadways and esplanade, the private street shall be located at an esplanade opening or offset a sufficient distance as determined by the public works and engineering department. Private streets must

not be direct (straight line) projections of any public street, except in those instances where:

- a. Such extension is at an intersection with a public street paved with dual roadways and esplanade; or,
- b. Where the private street is two separate twenty-foot (minimum) roadways separated by a minimum twenty-foot curb section at the public street intersection and the private street is not a direct connection (straight line) between two public streets.

In those instances where the private street is not a direct extension of a public street, then the private street must be offset a minimum distance of 125 feet, centerline to centerline, from any public street intersection. Intersections of all private streets must be at right angles, provided that the planning commission may grant a variance from such requirement. Right angle intersections of private streets must have a twenty-foot radius at all corners. Acute angle intersections must have a twenty-five foot radius at the acute corner on both public and private streets.

- (7) All manufactured home parks containing private streets must have a private street system designed to provide adequate emergency vehicular access and the private street system must be designed to provide more than one point of access to the park from the public streets adjacent to the boundaries of the park in those instances where the fire chief finds, in writing, that additional access points will be necessary to ensure the safety and general welfare of the public and occupants of the projects.

(f) Grades of all streets shall be sufficient to ensure adequate surface drainage, but should not be more than eight percent. Short runs with a maximum grade of 12 percent may be permitted, provided traffic safety is assured.

(g) All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather

conditions. The surface shall be maintained free of cracks and holes and its edges shall be protected by suitable means to prevent traveling and shifting of the base.

(h) Lighting, when provided, shall be designed to produce a minimum of 0.1 footcandle throughout the street system.

(i) Vertical clearance of not less than 14 feet above all public and private streets shall be maintained for fire department vehicle clearance. (Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, §§ 59-62, 5-23-90; Ord. No. 93-514, §§ 40-43, 5-5-93; Ord. No. 98-334, § 6, 4-29-98)

Sec. 29-94. Walks.

(a) All manufactured home parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

(b) A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half feet.

(c) All manufactured home stands shall be connected to common walks, or to streets, or to driveways, or to parking spaces. Such individual walks shall have a minimum width of two feet. (Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-95. Manufactured home site requirements.

(a) The limits of each manufactured home park site shall be marked on the ground by suitable means. The location of such site shall conform to the approved plans.

(b) It shall be the responsibility of the manufactured home owner to provide adequate tie-downs of the manufactured home. It shall be the responsibility of the manufactured home park licensee or his agent to assure the stand shall not heave, shift, or settle unevenly, under the weight of the manufactured home due to inadequate design or drainage.

(c) Improved driveways should be provided on lots where necessary for convenient access to manufactured homes. The minimum width shall be nine feet.

(d) There shall be two parking spaces for each manufactured home park site that shall be designed in accordance with the standards set out in the Construction Code for parking spaces and with the standards approved by the director of public works and engineering.

(e) Each manufactured home park site shall be provided with an outdoor living and service area. The area should be improved as necessary to assure reasonable privacy and comfort.

(f) Accessory structures remain, as per definition, dependent upon the manufactured home and shall not be used as complete independent living units with permanent provisions for sleeping, cooking and sanitation. Accessory structures shall be erected, constructed or occupied on a manufactured home park lot as directed by the management of the manufactured home park. Construction Code requirements must be adhered to.

- (1) Accessory structures shall be designed in a manner that will enhance the appearance of the manufactured home park;
- (2) Accessory structures shall not obstruct required openings for light and ventilation of the manufactured home and shall not prevent inspection of manufactured home equipment and utility connections;
- (3) Construction and electrical installations, unless otherwise specified shall comply with requirements provided for herein; and
- (4) Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the manufactured home.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 63, 5-23-90; Ord. No. 93-514, § 44, 5-5-93; Ord. No. 98-613, § 54, 8-5-98; Ord. No. 02-399, § 71, 5-15-02; Ord. No. 04-1015, § 16, 9-27-04)

Sec. 29-96. General water supply requirements.

An accessible, adequate, safe and potable supply of water shall be provided in each manufac-

tured home park. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the site or within 300 feet of the boundary of the site, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply system is not available, a private system may be developed and used as approved by the city.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-97. Source and volume of water supply.

(a) The water supply shall be capable of supplying 150 gallons per day per lot which may be used for manufactured homes as designated on the plans and specifications of the park submitted to and approved by the utility official; 100 gallons per day per lot which may be used for recreational vehicles connected to the park's utilities; and 75 gallons per day per lot which may be used for dependent recreational vehicles.

If a lot may be used for more than one type of vehicle as shown on the plans and specifications of the park as submitted to and approved by the building official, the water supply shall be based on the type of vehicle requiring the greatest amount of water specified above.

The requirements for manufactured homes are specifically not applicable to recreational vehicles for purposes of this subsection, and the applicable water supply rates shall be separately applied as stated above.

(b) Every well or suction line of the water supply system shall comply with appropriate regulations of the city.

(c) No well-casings, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 64, 5-23-90; Ord. No. 94-1268, § 16, 11-22-94)

Sec. 29-98. Water storage facility.

All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-99. Water distribution system.

(a) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the city.

(b) The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.

(c) The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch, under all normal operating conditions at each manufactured home stand. Also, the system shall be capable of supplying, e.g., 50 manufactured homes with a demand load of 100 gpm, 100 manufactured homes with 180 gpm, and 300 manufactured homes with 370 gpm. Greater design values will be required when the system is to provide fire hydrants. In such event, the water supply system shall permit the operation of a minimum of two 1½-inch hose streams, and the system shall deliver at least 250 gallons of water per minute for fire-fighting purposes.

(d) In any manufactured home park where recreational vehicles are permitted there shall be one or more water supply outlets for filling recreational vehicles water storage tanks. At least one such water supply outlet shall be easily accessible to any lot used by a recreational vehicle. Such water supply outlets shall consist of at least a water hydrant and the necessary appurtenances and shall be protected against the hazards of backflow and back siphonage. Such watering sta-

tion shall be designed and maintained so that there is no accumulation of any water spillage on the water station site.

(e) All manufactured homes and buildings proposed to be constructed or placed within a manufactured home park containing private streets must be so arranged and located that fire-fighting apparatus can park and reach any part of any building and any manufactured home with a two hundred-foot long hose extending from such equipment. This two hundred-foot hose length must be measured as the hose is laid on the ground and may not be measured as an aerial radius from such parked equipment. In addition, fire hydrants must be so located and provided within the project boundaries so that 500 feet of fire hose, extending on the ground from the hydrant, can reach the furthestmost part of any building and manufactured home within the boundaries of the park. The 500 feet includes the 200 feet of hose from the fire-fighting apparatus to the building or manufactured home and 300 feet of hose from the fire hydrant to the apparatus along the private street. Therefore, the distance between fire hydrants located along the private street shall not exceed 600 feet to ensure adequate fire protection. Entrances to all buildings and manufactured homes must be illustrated on the plat of any project containing private streets.

(f) Water mains, if installed parallel to sewer lines, shall be separated by ten feet horizontally from any sanitary sewer, storm sewer or sewer manhole, unless alternate methods of installation are approved.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-100. Individual water riser pipes and connections.

(a) Individual water riser pipes shall be located within the area of the manufactured home stand and approximately 30 feet from the front of such stand.

(b) Water riser pipes shall extend at least four inches above ground elevation. The pipe diameter shall be at least ¾ inch. The water outlet shall be capped when a manufactured home does not occupy the lot.

(c) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes. Surface drainage shall be diverted from the location of the riser pipes.

(d) A shutoff valve located at a sufficient depth to prevent freezing or otherwise protected from freezing shall be provided for the water riser pipe on each manufactured home lot.

(e) Underground stop and waste valves shall not be installed on any water service.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-101. General requirements for sewage disposal.

An adequate and safe system shall be provided in all manufactured home parks for conveying and disposing of all sewage. Wherever feasible, connections shall be made to a public system. All new improvements shall be designed, constructed and maintained in accordance with federal, state and local laws, rules and regulations.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-102. Sewer lines.

All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system. Sewers shall be at a grade which will ensure a velocity of two feet per second when flowing full. The system shall be designed adequately for a minimum flow of 150 gallons per day per manufactured home site. All sewer lines shall be constructed of materials approved by the city, shall be adequately vented, and shall have watertight joints.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-103. Sanitary stations.

Each manufactured home park on which a self-contained recreational vehicle is permitted shall provide a sanitary station consisting of at least a trapped four-inch sewer riser pipe connected to the park sewerage system and surrounded at the inlet end by a concrete apron sloped to the drain, and provided with a suitable hinged cover; and a water outlet, with the necessary appurtenances, connected to the parking

area water supply system to permit periodic washdown of the immediate adjacent areas. Such parks shall be provided with sanitary stations in the ratio of one for every 50 lots which are designed for use of recreational vehicles.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-104. Individual sewer connections.

(a) Each manufactured home stand shall be provided with a four-inch diameter sewer riser pipe. The sewer riser pipe shall be located within the area of the manufactured home stand, and approximately 40 feet from the front of such stand.

(b) The sewer connection shall have a nominal inside diameter of three inches, and the slope of any portion thereof shall be at least $\frac{1}{4}$ inch per foot. The sewer connection shall consist of one pipe line only, without any branch fittings. All joints shall be watertight.

(c) All materials used for sewer connections shall be as prescribed and approved in the Construction Code.

(d) Provisions shall be made for sealing the sewer riser pipe when a manufactured home does not occupy the site. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.
(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 02-399, § 72, 5-15-02)

Sec. 29-105. Sewage treatment and/or discharge.

Where the sewer lines of the manufactured home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the city prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by applicable state and federal laws, rules and regulations.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-106. Solid waste disposal system.

(a) Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed so as to prevent containers from

being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

(b) Solid waste incinerators, if provided, shall be constructed in accordance with engineering plans and specifications, which shall be reviewed and approved by the building official or other authority having jurisdiction.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-107. Electrical distribution system and manufactured home electrical service equipment.

All electrical installations and the connection of all manufactured homes, manufactured home equipment, and accessory buildings in a manufactured home park shall comply with the applicable provisions of the Construction Code.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 02-399, § 73, 5-15-02)

Sec. 29-108. Reserved.

Sec. 29-109. Gas distribution system; general requirements.

Gas equipment and installation within a manufactured home park shall be designed and constructed in accordance with the City of Houston Plumbing Code, the appropriate provisions of the City of Houston Fire Code, and the standards adopted by reference in those codes.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-110. Required gas supply volumes.

The minimum hourly volume of gas required at each manufactured home site outlet or any section of the manufactured home park gas piping system shall be calculated as required by the Construction Code.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 02-399, § 74, 5-15-02)

Sec. 29-111. Gas supply installation.

All gas piping installed below ground shall have a minimum earth cover of 18 inches. Gas piping shall not be installed under any manufactured home.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-112. Shutoff valves.

(a) A readily accessible and identified shutoff valve controlling the flow of the gas to the entire gas piping system shall be installed near to the point of connection to the service piping.

(b) Each manufactured home site shall have an approved gas shutoff valve installed upstream of the manufactured home site gas outlet and located on the outlet riser at a height of not less than four inches above grade. Such valve shall not be located under any manufactured home. Whenever the manufactured home site outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of gas.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-113. Manufactured home gas connector, protection, location.

(a) Each manufactured home shall be connected to the manufactured home site outlet by an approved $\frac{3}{4}$ inch manufactured home connector not more than six feet in length.

(b) All gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.

(c) The manufactured home gas connection shall be installed at the edge of the manufactured home stand, approximately 30 feet from the front of such stand; and located as not to terminate beneath the manufactured home.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-114. Use of fuel oil prohibited.

Fuel oil shall not be permitted for use in manufactured homes for cooking, heating or lighting. Natural gas, L. P. gas and electricity only shall be used for such purposes.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-115. Telephone service and television systems.

(a) When telephone service to manufactured home stands is provided, the distribution systems shall be underground, unless economically impractical.

(b) Where central television antenna systems are to be installed as part of the manufactured home park service, distribution to manufactured home stands may be overhead or underground, but shall be in general accord with the placement of the electrical distribution system.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-116. Emergency sanitary facilities.

(a) Every park shall be provided with the following emergency sanitary facilities: For each 100 manufactured home lots, or fractional part thereof, there shall be one flush toilet and one lavatory. The building containing such emergency sanitary facilities shall be accessible to all manufactured homes.

(b) In addition to the requirements set out in subsection (a), the following sanitary facilities shall be provided in any manufactured home park where dependent recreational vehicles are permitted:

(MINIMUM REQUIREMENTS)

<i>No. of Spaces Designed for Dependent Recreational Vehicles</i>	<i>Toilets</i>		<i>Urinals</i>	<i>Lavatories</i>		<i>Showers</i>		<i>Drinking</i>	<i>Other</i>
	<i>Men</i>	<i>Women</i>	<i>Men</i>	<i>Men</i>	<i>Women</i>	<i>Men</i>	<i>Women</i>	<i>Fountains</i>	<i>Fixtures</i>
1—15	1	2	1	1	1	1	1	1	1 service
16—30	2	3	1	2	2	2	2	1	sink with a
31—45	2	3	2	3	3	2	2	1	flushing
									rim
46—60	3	4	2	3	3	3	3	2	for each 25
61—80	3	5	3	4	4	4	4	2	recre-
									ational
81—100	4	5	3	4	4	4	4	3	vehicles or
									portion
									thereof

No lot designed for use of dependent recreational vehicles shall be more than 150 feet from sanitary facilities for men and for women, such distance to be measured from the lot to the sanitary facilities along pedestrian walkways.

In any park having more than 100 lots designed for use by dependent recreational vehicles there shall also be one additional toilet and lavatory for each sex per each additional 20 spaces; one additional shower for each sex per each additional 30 spaces; one additional men's urinal per each additional 100 spaces; and one additional drinking fountain for each 50 spaces.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-117. Service building and other community facilities.

(a) The requirements of this section shall apply to permanent buildings including, without limitation, service buildings, recreation buildings and other community service facilities such as management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants.

(b) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destruc-

tive elements. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

(c) All rooms containing sanitary or laundry facilities shall meet the following additional requirements:

- (1) They shall have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.

- (2) They shall have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent of the floor area served by them.
 - (3) They shall have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.
 - (4) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
 - (5) Illumination levels shall be maintained as follows:
 - a. General seeing tasks—Five footcandles;
 - b. Laundry room work area—40 footcandles;
 - c. Toilet room, in front of mirrors—40 footcandles.
 - (6) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.
- (Ord. No. 85-498, § 1, 4-10-85)

DIVISION 6. MISCELLANEOUS

Sec. 29-118. Location of manufactured homes and recreational vehicles.

- (a) No manufactured home shall be located in any recreational vehicle park. This restriction does not apply to a recreational vehicle.
- (b) No manufactured home shall be located on any lot in a manufactured home park except on a lot which was designated for use of manufactured homes on the plans of the manufactured home park which were submitted to and approved by the building official. This restriction does not apply to a recreational vehicle.
- (c) No recreational vehicle, dependent recreational vehicle or self-contained recreational ve-

hicle not connected to utilities shall be located on any lot in a manufactured home park or recreational vehicle park except on a lot designated for such a vehicle as shown on the plans submitted to and approved by the building official.

- (d) No recreational vehicle may be located in any manufactured home park, for any period of time exceeding the periods of time such recreational vehicle may be used for sleeping or living purposes as set out in division 4 of article II. (Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90; Ord. No. 94-1268, § 17, 11-22-94)

Sec. 29-119. Community maintenance standards; responsibilities of the licensee or his agent.

- (a) The person to whom a license for a manufactured home park is issued shall provide adequate supervision to maintain the park in compliance with this chapter and to keep its facilities and equipment in good repair and in a clean and sanitary condition.

- (b) The licensee shall notify or have an agent notify the community residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.

- (c) The licensee shall supervise or have an agent supervise the placement of each manufactured home on its manufactured home stand which includes securing its stability and installing all utility connections. Where permits for such connections are required, he shall refuse to allow connections that are in violation or require permits.

- (d) The licensee shall maintain or ensure that an agent maintains a register showing:

- (1) The names of all persons staying in or residing in the park showing the manufactured home lot on which they are staying or residing.
- (2) The serial number of each manufactured home which is located in the park; whether the vehicle is a manufactured home as defined in Article 5221f of Vernon's Texas Civil Statutes, a HUD-Code manufactured home, a recreational vehicle connected to

the park's utilities, a self-contained recreational vehicle not connected to the park's utilities, or a dependent recreational vehicle; the make, manufacturer, length and width of the vehicle, the license number of the vehicle if it is a recreational vehicle, and the lot on which each such vehicle is located.

- (3) The date each manufactured home is placed in the park and the date it is moved from the park.
- (4) The date each recreational vehicle is placed in the park and the date it is moved from the park.

The register shall be available for inspection by the building official, any person designated by the director of finance and administration, and any person designated by the director of public health to inspect such records in the course of their official duties.

(e) A new register shall be initiated on January first of each year, and the old register shall be retired but shall be retained on the premises for at least three years following the retirement. Registers shall be available for inspection at all reasonable times by any official of the city listed in subsection (c) above whose duties may necessitate access to the information contained therein.

(f) The licensee shall notify the health officer immediately of any suspected communicable or contagious disease within the manufactured home park.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-120. Responsibilities of the resident.

(a) The resident shall comply with all applicable requirements of this Code and shall maintain his manufactured home site, its facilities and equipment in good repair and in clean and sanitary condition.

(b) The resident shall be responsible for proper placement of his manufactured home on its manufactured home stand and proper installation of all utility connections in accordance with the in-

structions of the management. The resident shall obtain all city licenses and permits where required.

(c) Pets, if permitted in the park, shall not be allowed to run at large or to commit any nuisance within the limits of any manufactured home park.

(d) Skirtings, porches, awnings, and other additions shall be installed only if permitted and approved by the management. When installed, they shall be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the management. If permitted, the following conditions shall be satisfied:

- (1) The storage area shall be provided with a base of impervious material.
- (2) Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.
- (3) The storage area shall be enclosed by skirting.

(e) The resident shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent-proof, insect-proof and watertight.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-121. Solid waste handling.

(a) The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

(b) All refuse and garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

(c) Where municipal or private disposal service is not available, the management shall dispose of the refuse by incineration or transporting to a disposal site approved by the health officer.

(d) Refuse incinerators, if provided, shall be constructed in accordance with engineering plans and

specifications which shall be reviewed and approved by the building official, the health officer, and other authority having jurisdiction and all city permits and licenses required therefor shall be obtained and maintained.

(e) Incinerators shall be operated only when attended by some person specifically authorized by the licensee or his agent.
(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-122. Insect and rodent control.

(a) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health officer.

(b) The community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

(c) Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.

(d) Where the potential for insect and rodent infestation exists all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

(e) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The park shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other weeds that are detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

(f) No person shall keep, store or allow any motor vehicle to remain on the premises of a manufactured home park if such motor vehicle is incapable of being operated under its own power; provided, however, this subsection shall not be applicable to a recreational vehicle.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-123. Fuel supply and storage.

(a) Liquefied petroleum gas containers installed on a manufactured home site shall be securely, but not permanently, fastened to prevent accidental overturning. Such containers shall not be less than five water gallon or more than 25 water gallon capacity.

(b) No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home, or any other structure. All installations must conform to state and city regulations.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-124. Fire protection.

(a) Manufactured home park communities shall be kept free of litter, rubbish and other flammable materials.

(b) Portable fire extinguishers rated for Classes A, B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their capacity shall not be less than the underwriters laboratory (U.L.) rating of 2A 10BC. However, standpipes may be provided as an alternative to these fire extinguishers when approved by the fire marshal pursuant to the provisions of the fire code.

(c) Fires shall be made only in incinerators and other equipment intended for such purposes.

(d) Fire hydrants and their locations shall comply with the requirements of the fire department and this chapter.

(e) Storage and handling of flammable liquids. In parks in which gasoline, oil, paints, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the city fire code.

(f) Approaches to all manufactured homes shall be kept clear for fire fighting.

(g) The manufactured home park licensee or his designated local agent shall be responsible for the instruction of his staff in the use of the park fire protection equipment and in their specific duties in the event of fire. The park owner shall

provide standard city fire hydrants located within 500 feet of all manufactured home spaces, measured along the driveways or streets. The specific location of fire hydrants must be approved by the chief of the fire department. Fire hydrants will be subject to periodic inspection by the city fire department. It shall be the responsibility of the park licensee to ensure that the fire hydrants are maintained in a good state of repair at all times. Notice shall be given to the fire department when fire hydrants are inoperative. Such notice shall specify anticipated repair time. All repairs to fire hydrants will be made within 24 hours unless specific permission is requested and granted in writing by the fire department.
(Ord. No. 85-498, § 1, 4-10-85)

DIVISION 7. APPEALS AND EXCEPTIONS

Sec. 29-125. Permit appeals.

Any appeals that a person may desire to make based upon the refusal of the building official to issue any manufactured home park development permit or any building permit for construction or maintenance work therein or based upon an inspection disapproving any work under any such permit shall be made to the board or boards having jurisdiction thereof and in accordance with the appeal procedure as provided for the respective boards as set out in the Construction Code. Appeals from the decisions of such boards, when allowed, shall be made in accordance with the applicable provisions of the Construction Code.
(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90; Ord. No. 02-399, § 75, 5-15-02)

Sec. 29-126. License appeals.

Any person desiring to appeal a manufactured home park operator's license denial, or the revocation thereof shall make such appeal in writing to the mayor and city council. Such notice must be received via mail or other delivery by the city secretary within ten calendar days from the date of the license denial or revocation. The city council may affirm, reverse or modify the ruling of the building official and the ruling of the city council shall be final.
(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-127. Alternative materials and methods of construction and special provisions for certain parks.

(a) The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter, provided any such alternate has been approved.

The building official may approve any such alternate provided he finds that the proposed design is satisfactory and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this chapter in quality, strength, effectiveness, fire-resistance, durability, and safety.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternative.

The authority granted in this section may be exercised by the director of public works and engineering or any assistant director or deputy director designated for that purpose, but such authority shall not be delegated to any other person.

This subsection shall not be construed to authorize the development of a manufactured home park in violation of section 29-87 except the building official may waive the requirements of section 29-87 in regard to manufactured home parks constructed prior to April 10, 1985, or prior to the annexation of the land on which the manufactured home park is located if the park meets the requirements of subsection (b) below.

(b) A manufactured home park which was constructed prior to April 10, 1985, or prior to the annexation of the land on which the manufactured home park is located may continue to be used as a manufactured home park although it was not constructed in accordance with the provisions of this chapter if:

- (1) The manufactured home park meets all requirements of law which were applicable at the time of its construction as a manufactured home park; and

- (2) The manufactured home park contains no conditions which constitute a threat to the health and safety of its residents or the public in general.

Provided, however, when additions, alterations, or repairs within any twelve-month period exceed 50 percent of the value of such a manufactured home park at the time such work is commenced, the park shall be made to conform to the requirements for new manufactured home parks.

Provided, further, when additions, alterations or repairs within any twelve-month period exceed 25 percent but not 50 percent of the value of such manufactured home park as of the date that such work is commenced, such work may be performed without making the entire manufactured home park comply with the requirements for new manufactured home parks. The additions, alterations or repairs shall conform to the requirements of this Code for a new manufactured home park.

Provided, further, when additions, alterations or repairs within any twelve-month period do not exceed 25 percent of the value of such manufactured home park as of the time the work is commenced, such work may be performed without making the entire manufactured home park comply with the requirements for new manufactured home parks. Such additions, alterations or repairs shall conform to the requirements of this Code for a new manufactured home park, except that such structural additions, alterations or repairs, when approved by the building official, may be made with the same material of which the manufactured home or recreational vehicle park is constructed. The building official shall approve such material only if he finds that the material is suitable for the purposes intended, and will not create any danger to human life.

(c) Notwithstanding the provisions of subsection (b) above, a manufactured home park that was constructed before April 10, 1985 or before annexation by the city, may not be enlarged so as to expand the number of stands therein unless the enlargement is constructed in full and current compliance with the requirements set forth in this article.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, §§ 57, 65, 5-23-90; Ord. No. 93-514, § 45, 5-5-93; Ord. No. 98-613, § 55, 8-5-98; Ord. No. 04-1015, § 17, 9-27-04)

Secs. 29-128—29-134. Reserved.

ARTICLE IV. MANUFACTURED HOME SUBDIVISIONS

Sec. 29-135. Plat approval.

Manufactured home subdivision plats will be considered and approved for recordation in the same manner and subject to the same provisions of this Code as are applicable to plats for other residential subdivisions, provided that no such manufactured home subdivision plat will be approved by the city planning commission unless the following additional requirements are complied with:

- (1) It shall contain a minimum of four acres of land and not less than 20 lots; and
- (2) It shall be restricted by deed restriction so that no permanent type residential dwelling shall be permitted therein.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-136. Informal subdivisions prohibited.

No manufactured home subdivision may be established by informal or "red flag" means of sale of lots by metes and bounds descriptions or any other means which obviates plat approval pursuant to section 29-135 of this Code and the recordation of such plat as provided by law with the county clerk of the county in which the subdivision is situated.

(Ord. No. 85-498, § 1, 4-10-85)

Secs. 29-137—29-144. Reserved.

ARTICLE V. SALES LOTS

Sec. 29-145. Residence prohibited.

No manufactured home shall be permitted to be occupied for residential use on a sales lot, unless the requirements for a manufactured home park are complied with and a license for the operation of such park has been issued by the city.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-146. Prohibited connections to utilities.

No manufactured home or recreational vehicle on a sales lot may be connected to any utilities except as authorized in this division.
(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-147. When connection to electricity permitted.

A manufactured home or a recreational vehicle located on a sales lot for display purposes only may be connected to electricity if:

- (1) It has been placed on a lot designated for use of manufactured homes or recreational vehicles connected to electricity pursuant to a plan submitted to and approved by the building official.
- (2) The sales lot has a valid authorization for connection of either manufactured homes or recreational vehicles, or both, to electricity at all times the manufactured home or recreational vehicle is connected to electricity.
- (3) The connection of the manufactured home or recreational vehicle to electricity is in compliance with all applicable ordinances.
- (4) All electrical wiring in the manufactured home or recreational vehicle meets the requirements of:
 - a. The National Electrical Code that was in effect at the time the manufactured home or recreational vehicle was manufactured;
 - b. Any edition of the National Electrical Code that was issued after the date the manufactured home or recreational vehicle was manufactured; or
 - c. Federal or State or Texas laws regulating the installation of electrical wiring in manufactured homes at the time the manufactured home was manufactured if the structure is a manufactured home.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-148. Authorization.

(a) To obtain authorization for connection of either manufactured homes or recreational vehicles, or both, to electricity, the operator of the sales lot shall make application therefor on a form furnished by the city for such purpose. On the application, the operator shall set forth:

- (1) His name and address.
- (2) The number of his state registration as a manufactured home dealer if any manufactured homes are to be located on the sales lot.
- (3) The street address and legal description of the property on which the sales lot is located.
- (4) Plans of the sales lot showing:
 - a. The number, location and size of all spaces on which manufactured homes or recreational vehicles will be located that will be connected to electricity;
 - b. The location and details of all electrical systems on the sales lot;
 - c. The location of the manufactured home sales office if one is located on the sales lot; and
 - d. Any other information requested by the building official that will aid him in determining whether the sales lot meets the requirements of the ordinances.

The applicant for authorization for connection of either manufactured homes or recreational vehicles, or both, to electricity shall submit with the application the annual fee for such authorization as set out in section 29-160, and shall pay all applicable permit fees set out in the building code.

(b) The building official shall grant authorization to connect either manufactured homes or recreational vehicles, or both, to electricity upon proper application therefor and payment of all applicable fees if the sales lot meets all applicable requirements of the ordinances of the city.

(c) Each authorization for the connection of either manufactured homes or recreational vehicles, or both, on a sales lot, and each renewal thereof, shall expire one year from the date of issuance. Such a permit may be renewed if application therefor is made on a form provided by the city for that purpose prior to the expiration of the permit, the renewal fee as set out in section 29-160 is paid, and the sales lot is found to be in compliance with all applicable ordinances of the city.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-149. Sales office permitted.

The operator of a manufactured home sales lot may apply pursuant to division 3 of article II of this chapter for a placement permit for one manufactured home thereon to be connected to utilities for use as an office and for demonstration purposes.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-150. Display units exempt.

A manufactured home which is situated upon a sales lot and is not connected to any utilities other than electricity and is not being used for any purpose other than display for sale is exempt from the requirements of division 3 of article II of this chapter.

(Ord. No. 85-498, § 1, 4-10-85)

Sec. 29-151. Dealers to provide purchasers certain information.

Each manufactured home and recreational vehicle dealer shall furnish each purchaser and each lessee of a manufactured home or a recreational vehicle such information in writing as to the requirements of the Code of Ordinances relating to manufactured homes and recreational vehicles as the building official shall direct including, but not limited to, information concerning the requirements for permits, requirements as to where manufactured homes and recreational vehicles may be located, the time limits set out for use of such structures, and tie-down and blocking

requirements for recreational vehicles. Such written information shall be on forms approved by the building official.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)

Sec. 29-152. Dealers' responsibilities.

(a) As to any sales lot operated by a holder of a manufactured housing retailer's certificate issued pursuant to Article 5221f, Revised Civil Statutes of Texas, as amended, the holder of such certificate shall ensure that all requirements of this article are complied with.

(b) As to any sales lot which is not operated by a holder of a manufactured housing retailer's certificate issued pursuant to Article 5221f, Revised Civil Statutes of Texas, as amended, the person who operates such lot shall ensure that all requirements of this article are met.

(c) No person shall show the interior of any manufactured home or recreational vehicle to any person if such manufactured home or recreational vehicle has been connected to any utilities unless the requirements of this article have been met.

(Ord. No. 85-498, § 1, 4-10-85)

Secs. 29-153—29-159. Reserved.

ARTICLE VI. FEES

Sec. 29-160. Applicable fees.

(a) In addition to the fees set forth in this section, all other applicable inspection and permit fees as set forth in this Code and in the Building Code must be tendered to the building official with the application.

(b) The following fees are hereby imposed pursuant to the provisions of this chapter:

	<i>Fee</i>
Original manufactured home park or recreational vehicle park license (section 29-78(a))	\$300.00
Renewal of manufactured home park or recreational vehicle park license (section 29-78(b))	55.00

	<i>Fee</i>
Annual fee for each manufactured home lot in a manufactured home park (section 29-78)	35.00
Annual fee for each lot designed and used exclusively for recreational vehicles in a manufactured home park or a recreational vehicle park (section 29-78)	60.00
Transfer of license for manufactured home park or recreational vehicle park (section 29-77)	75.00
Inspection of placement of manufactured home (section 29-41)	60.00
Reinspection fee for second reinspection and each subsequent reinspection of placement (section 29-41)	25.00
Certification of manufactured home (section 29-42)	40.00
Reinspection fee for second inspection and each subsequent reinspection for certification (section 29-42)	20.00
Inspection fee for recreational vehicle (section 29-61)	25.00
Authorization for connection of manufactured homes and/or recreational vehicles to electricity on a sales lot and each annual renewal (section 29-148)	150.00

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90; Ord. No. 91-1175, § 1, 8-14-91; Ord. No. 03-645, § 3, 7-16-03)

Secs. 29-161—29-164. Reserved.

ARTICLE VII. APPEALS

Sec. 29-165. Appeals.

Appeals of any action of the building official in refusing to finalize a permit and authorize occupancy of a manufactured home or a recreational vehicle may be made in the manner provided in section 29-125 of this Code.

(Ord. No. 85-498, § 1, 4-10-85; Ord. No. 90-635, § 57, 5-23-90)